

Compark Business Campus

LAND FOR SALE

DENVER
INTERNATIONAL
AIRPORT

← DOWNTOWN
DENVER

20.5 miles (28 minutes)
Direct via I-25

Colfax Avenue

E. Arapahoe Road

Castle Rock, CO
16.6 miles (20 minutes)
Colorado Springs, CO
56.8 miles (58 minutes)

9.353 acres total available for build-to-suit or land for sale



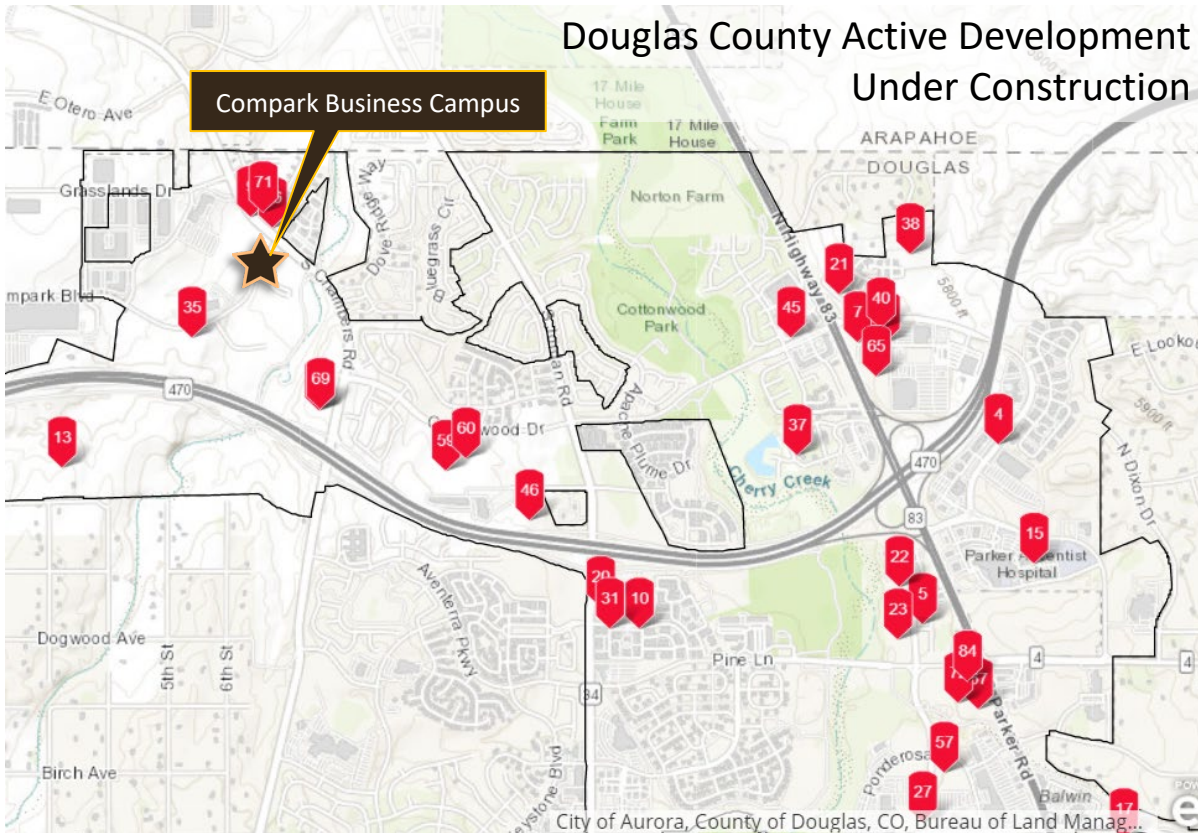
Parcels and Property Highlights

	<u>SITE:</u>	<u>ACRES:</u>	<u>ZONING:</u>
Parcels	Site 2 (Tract C)	9.353 Acres	<p>** (BE) – Retail, commercial, office, animal hospital, veterinary, assembly and light manufacturing, light industrial, R&D, warehouse, distribution, outdoor storage</p> <p>Data Center overlay</p>
City / County	Town of Parker / County of Douglas		
Uses	Light Industrial, Office, Retail, Data Center		
Price	Contact Broker		
Utilities	Electric / Gas: Xcel Energy		
Site Condition	Pad Ready		
Highlights	<p>Compark Business Campus is a master-planned community supporting a broad base of businesses including industrial, office, retail, education and healthcare, and is in close proximity to Metro Denver, Castle Rock, Colorado Springs, Denver International Airport and Centennial Airport. It includes excellent ingress/egress with quick and easy access to two major thoroughfares, I-25 and E-470.</p> <p>Denver has been nationally recognized for providing excellent access to both employment and recreation. Douglas County is one of the fastest growing areas in the nation and offers a quality of living unmatched in the state.</p>		



Compark Business Campus

Demographics and Area Developments



Douglas County Demographics/Statistics:

- ±379,000 Total Population
- 2.8% Housing Growth Rate in 2020
- 92% of the population lives in urban areas (18% of the County land area)
- 8% of the population lives in rural areas (82% of the County land area)
- By the year 2030 the population is projected to increase by 39,000 people*

Populations of Incorporated towns and cities in Douglas County:

Aurora – 2,900 (only the portion within Douglas County)

Castle Pines – 12,760

Castle Rock – 75,285

Larkspur – 195

Littleton – 710 (only the portion within Douglas County)

Lone Tree – 16,300

Parker – 61,690

Unincorporated Douglas County population estimated to be 209,160

*Data provided from: 2040 Douglas County Comprehensive Master Plan.

All stats based on estimates from January 1, 2021



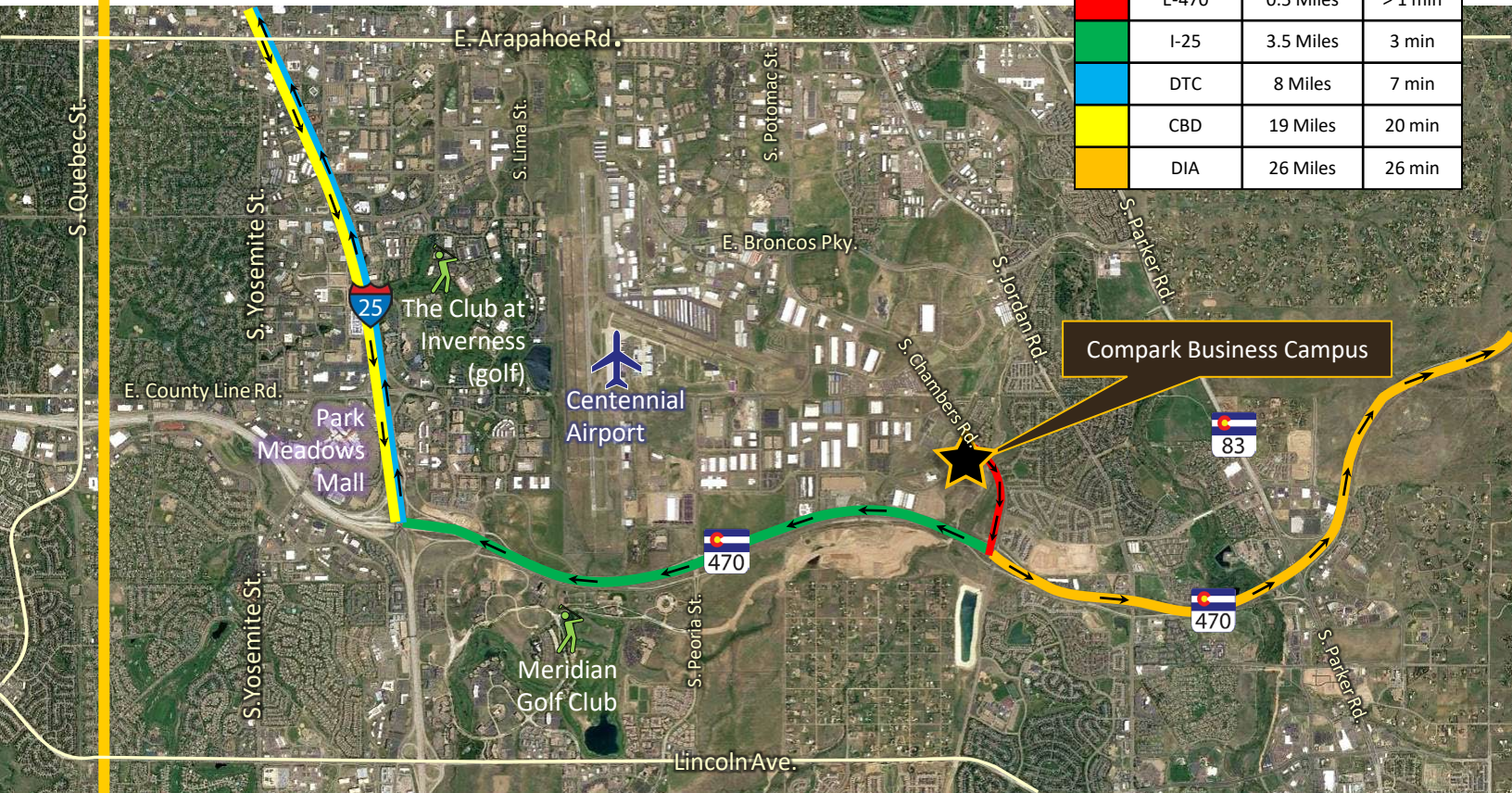
Property Location Overview

The City of Parker is served by numerous transportation corridors, including Interstate 25, E-470 (beltway around Denver), Highway 88 (Arapahoe Road), Highway 83 (Parker Road), Lincoln Avenue and South Chambers Road.

Parker has a diverse base of business parks, many of which are located just a short drive from Centennial Airport, Denver Technology Center, Meridian Business Park, Ridgeway and Inverness Business Park, and offer a wide variety of real estate options.

Park Meadows Mall (1.6 MM square foot regional shopping center) is just two exits west of the property via E-470, offering numerous retail/restaurant options.

DRIVE TIMES & DISTANCES			
	Location	Distance	Time
	E-470	0.5 Miles	> 1 min
	I-25	3.5 Miles	3 min
	DTC	8 Miles	7 min
	CBD	19 Miles	20 min
	DIA	26 Miles	26 min



Marketed by:

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